

Landherr Estates HOA Board Meeting Minutes

May 30, 2024 6:30 PM at Bob Rountree's house

Present: Bob Rountree (President), Jim Nelson (Secretary), Matt Currin (Treasurer), Wes Elmore (Compliance Chairperson), Jeannie Miller (Welcome Committee Chairperson), Wes Bain (Landscape Committee Chairperson)

Absent Chuck Barnett (Vice President)

Approved the minutes for the April 25, 2024 meeting.

Approved Treasurer's report through May 2024.

OLD BUSINESS

- We tabled the review, update, and revised deed restrictions and bylaws. This will be addressed later in the year with revisions/ideas from residents in focus groups.
- We tabled the repair on the cracks in the Coronado stone on the North Entrance.
- We tabled the web site update.
- We tabled the lock box on the neighborhood library box for homeowners to drop off their dues checks.
- We tabled the discussion on Venmo for dues payments.
- The rezoning case for 43 townhomes at 11311 Taylorsville Road at Ramblin Creek was approved by the Louisville Metro Planning and Zoning Commission. Bob along with representatives from Ramblin Creek and Deer Creek presented very detailed presentations in opposition to the rezoning, but the committee voted to change the zoning.
- The sump pump draining into the gutter at 4102 Mother Court has been tabled to be addressed later in 2024.

NEW BUSINESS

- The board accepted the resignation from the board of Bob Rountree and Chuck Barnett along with Dawn Rountree as the LEHA Communications Chairperson. Dawn is a neighbor who has served LEHA for over 20 years, she started out as an officer in the first HOA board. We want to thank them for their years of service to the Landherr Estates community.

- New board positions are as follows:

Wes Bain as President

Wes Elmore as Vice President/Compliance Chairperson

We need a new Communications Chairperson.

The board will follow Article III, Section 7 of the bylaws in filling the two vacancies:

“Section 7. Vacancies. Vacancies in the Board of Directors caused by any reason, excluding the removal of a Director by vote of the Association, shall be filled by a vote of the majority of the remaining Directors, even though less than a quorum, at any meeting of the Board. Each person so elected shall serve the unexpired portion of the vacated term.”

- Bob and Wes will complete all transition processes by the end of June.
- The following items will be included in the transition process:
 - Bob and Dawn will document all transferred items
 - Current debit card assigned to Bob Rountree will be closed and a new board member will have to apply for a new card at Republic Bank.
 - Bob Rountree will be removed from the Association’s checking and savings bank accounts; a new board member will be added to the accounts to sign checks if needed, Wes Bain
 - Bob Rountree turned in his Post Office mail box and safety deposit box keys to Wes Bain
 - All electronic and physical files, along with blueprints were turned over to the board.
 - Compliance books were transferred to the board.
 - Chuck Barnett and Bob Rountree were removed as admins on the Landherr Estates Facebook
 - Transferred web site information for Bluehost to the board
 - Bob Rountree will ensure that the last board minutes are placed on the web at Landherrestatess.com.
 - Chuck Barnett and Bob Rountree will be removed from file access to Google Docs by Dawn and board members
 - Remove board members from the LEHA board page and update new positions
 - Transition website, directory updates, Facebook log, dues invoice distribution/collection process to a board member
 - Transition annual meeting preparation and file presentations to a board member
 - Transition financial reports and tax preparation/tax filing to a board member
 - Bob Rountree will provide vendors such as Full Care with the name of the board member to communicate with regarding issues

- We may need to create a new LEHA HOA Facebook page to communicate information to homeowners.

There will not be a meeting in June 2024. Wes Bain will notify us of the next scheduled board meeting.